

# Dovefield Condominiums

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## GENERAL RULES & REGULATIONS

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### 1. Purpose, Authority & Leasing Restrictions

These Rules and Regulations are adopted by the Board of Directors to promote the health, safety, welfare, and quiet enjoyment of all residents and guests. They supplement the Declaration, Master Deed, and Bylaws and are enforceable as provided therein.

All Units shall be used for **residential purposes only**. **No Unit may be leased or rented for a period of less than thirty (30) consecutive days**. Daily, weekly, or other short-term rentals — including vacation rentals, transient occupancy, or hotel-style accommodations — are **strictly prohibited**, whether arranged privately or through online platforms.

Any attempt to circumvent this restriction through consecutive, overlapping, or back-to-back short-term agreements shall be deemed a violation of these Rules and Regulations and may be subject to enforcement action by the Association.

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### 2. Occupancy & Use of Units

- Units shall not be used for unlawful, hazardous, or disruptive activities.
- No use shall be permitted that constitutes a nuisance or interferes with the peaceful enjoyment of other residents.

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### 3. Noise & Nuisances

- **Amplified sound, or the playing or operation of music or sound equipment that is plainly audible inside another residence, is restricted and prohibited**, consistent with Charleston County noise ordinances.
- **Quiet hours are observed between 10:00 PM and 7:00 AM.**
- Excessive noise from music, televisions, parties, tools, or pets is prohibited at all times.
- Repeated disturbances may result in enforcement action.

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## 4. Pets & Animals

- **All pets and animals are subject to applicable Charleston County ordinances and regulations**, including leash, vaccination, noise, and animal-control requirements.
  - Pets shall not create excessive noise or disturbances, including barking or other sounds that are plainly audible inside another residence.
  - All pets must be leashed while in common areas.
  - Owners must immediately clean up after pets.
  - Aggressive behavior or nuisance animals are prohibited.
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## 5. Common Areas

- Common areas are for the shared enjoyment of all residents and must be kept clear and orderly at all times.
  - **No personal property may be stored or left in common areas**, including but not limited to toys, bicycles, scooters, wagons, strollers, furniture, sports equipment, or similar items.
  - All personal items must be stored **inside the unit or within areas designated as part of the unit's property**.
  - Damage to common property will be charged to the responsible unit owner.
  - Smoking is prohibited in enclosed common areas unless specifically designated.
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## 6. Parking & Vehicles

- **Each unit is assigned one (1) designated parking space**, which is for the exclusive use of that unit unless otherwise authorized by the Association.
- Vehicles must be parked only in designated parking areas and may not block fire lanes, drive aisles, sidewalks, or access points.
- **Vans are permitted**, provided they are **no larger than a standard full-size passenger van**.
- **Trailers, RVs, campers, storage containers, portable storage units, boats, and similar large vehicles or equipment are not permitted in residential parking areas and must be parked only in the front lot on the Bees Ferry Road (east side) of the property**, if permitted at all.
- Inoperable, unregistered, or leaking vehicles are prohibited.
- Unauthorized or improperly parked vehicles may be subject to towing at the owner's expense. **The Association utilizes CBR Towing** to enforce parking regulations and maintain safe and orderly parking areas.

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## 7. Exterior Appearance & Alterations

- No exterior modifications, including doors, windows, patios, balconies, lighting, or fixtures, may be made without **prior written approval** from the Board or Architectural Committee.
  - Any approved exterior modification must match the existing appearance, style, color, and design of the building and remain consistent with the community's overall uniformity.
  - Owners with questions regarding exterior modifications should contact the Board prior to making any changes.
  - Signage is permitted only as allowed by law or approved by the Board. **No signage containing vulgar, offensive, obscene, or inappropriate language or imagery is permitted.**
  - Holiday decorations must be tasteful and removed within a reasonable timeframe.
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## 8. Trash & Recycling

- Trash and recycling must be disposed of **in accordance with Charleston County trash and recycling guidelines.**
  - Items must be placed only in designated receptacles.
  - Boxes must be broken down prior to disposal.
  - Bulk items must be handled in compliance with county guidelines.
  - Dumping, overflow, or improper disposal is prohibited.
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## 9. Safety & Security

- Firearms, fireworks, and hazardous materials are prohibited in common areas.
  - Fire exits, walkways, and access points must not be blocked.
  - Residents must not disable lighting, security equipment, or safety devices.
  - Suspicious activity should be reported to local authorities when appropriate.
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## 10. Guests & Conduct

- Residents are responsible for the conduct of their guests.
- Guests must comply with all Association rules.
- Repeated violations by guests may result in enforcement action against the unit owner.

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## 11. Maintenance Responsibilities

- Owners are responsible for maintaining the interior of their units in a clean, safe, and sanitary condition.
  - **Front porches, entryways, and exterior areas immediately adjacent to a unit must be kept neat and free of clutter.** Items such as boxes, loose furniture, storage bins, debris, or excessive personal belongings are not permitted to be stored on front porches.
  - Porch items intended for normal use (such as a small chair or doormat) must be kept orderly and in good condition.
  - **Screens, including window and door screens, must be maintained in good repair.** Torn, damaged, loose, or missing screens must be repaired or replaced promptly.
  - Any condition originating from a unit that causes damage to common areas or other units must be repaired at the owner's expense.
  - Leaks, safety hazards, or structural concerns must be reported promptly.
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## 12. Violations & Enforcement

- Violations may result in written warnings, fines, suspension of privileges, towing, or legal action as permitted by governing documents and state law.
  - The Board reserves the right to enforce these Rules and Regulations consistently and fairly.
  - Owners will be provided notice and an opportunity to be heard where required.
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## 13. Amendments

These Rules and Regulations may be amended by the Board of Directors in accordance with the governing documents. Notice of any amendments will be provided to owners.

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